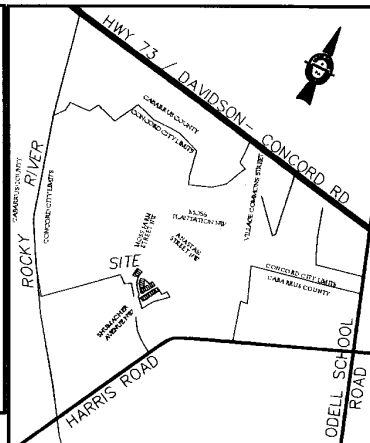


VICINITY MAP



SITE MAP

## DEVELOPMENT DATA

ZONING CLASSIFICATION: CURM-2  
 AREA OF PLAT 2.02 AC.  
 AREA OF COMMON OPEN SPACE: 0.77 AC  
 AREA OF COMMON OPEN SPACE "B": 0.31 AC  
 TOTAL PASSIVE COMMON OPEN SPACE AREA 1.08AC  
 TOTAL ACTIVE COMMON OPEN SPACE AREA 0.0AC  
 ACREAGE IN LOTS: 0.80 AC.  
 ACREAGE IN STREET R/W: 0.14 AC.  
 TOTAL LOTS: 10  
 LOT DATA:  
 FRONT SETBACK: 15'  
 SIDEYARD: 3' EXTERNAL PL  
 REARYARD: 20' EXTERNAL  
 LINEAR FEET STREET  
 SHUMACHER AVENUE NW - 115 LF

## LEGEND

SDE \_\_\_\_\_ PUBLIC STORM DRAINAGE EASEMENT  
 PSDE \_\_\_\_\_ PRIVATE STORM DRAINAGE EASEMENT  
 R/W \_\_\_\_\_ RIGHT OF WAY  
 S.S.E. \_\_\_\_\_ SANITARY SEWER EASEMENT  
 S.T.E. \_\_\_\_\_ SIGHT TRIANGLE EASEMENT  
 R.Y. \_\_\_\_\_ REAR YARD  
 C.O.S. \_\_\_\_\_ COMMON OPEN SPACE  
 CM \_\_\_\_\_ CONTROL CORNER  
 LOT LINE/PROPERTY LINE  
 RIGHT-OF-WAY LINE  
 ZONING MBL/YARD LINE  
 POINT  
 IRON SET  
 CONTROL CORNER  
 WET LANDS

## CERTIFICATE OF FINAL PLAT APPROVAL

I, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CITY OF CONCORD CODE OF ORDINANCES, THIS FINAL PLAT FOR THE COMMONS AT MOSS CREEK VILLAGE THE COMMONS, PHASE 2A, MAP 5 SUBDIVISION WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION ADMINISTRATOR WITH THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON 8/15/06, 2006.  
 DATE 8/15/06 Jonathan Marshall DEVELOPMENT SERVICES DIRECTOR

## PLAT REVIEW OFFICERS CERTIFICATE

(as required by N.C.G.S. 47-30.2)

STATE OF NORTH CAROLINA  
 COUNTY OF CABARRUS

I, Jonathan Marshall REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THE CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS.

DATE 8-17-2006 Jonathan Marshall by David Whitley REVIEW OFFICER

NCGS MONUMENT  
 "ORCHARD"  
 N 619,876.314  
 E 1,483,934.208

## CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS

CITY OF CONCORD

MOSS CREEK VILLAGE, PHASE 2A, MAP 5 THE COMMONS AT MOSS CREEK  
 NAME OF SUBDIVISION

SHUMACHER

NAME OF STREETS IN SUBDIVISION

J & B DEVELOPMENT AND MANAGEMENT, INC.  
 SUBDIVIDER

I HEREBY, TO THE BEST OF MY KNOWLEDGE, ABILITY AND BELIEF, CERTIFY THAT ALL STREETS, STORM DRAINAGE, WATER AND SEWER WORK TO BE PERFORMED ON THIS SUBDIVISION HAS BEEN CHECKED BY ME OR MY AUTHORIZED REPRESENTATIVE AND WILL CONFORM WITH LINES, GRADES, CROSS-SECTIONS, DIMENSIONS, AND MATERIAL REQUIREMENTS WHICH ARE SHOWN ON AND INDICATED IN THE PLANS WHICH HAVE BEEN REVIEWS AND APPROVED BY THE CONCORD SUBDIVISION ADMINISTRATOR OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

I ALSO ACKNOWLEDGE THAT FALSIFICATION OF THE ABOVE CERTIFICATIONS MAY SUBJECT ME TO CIVIL SUIT AND/OR CRIMINAL PROSECUTION UNDER THE GENERAL STATUTES INCLUDING BUT NOT LIMITED TO, GS 14-100 AND 136-102.6 AND THE CODE OF ORDINANCES OF THE CITY OF CONCORD.

REGISTERED PROFESSIONAL ENGINEER

29921

REGISTRATION NO.

17 Aug 06

DATE

OFFICE REGISTER OF DEEDS  
 CABARRUS COUNTY, NC

FILED FOR REGISTRATION ON THE  
 DAY OF August 2006  
 AT 9:25 O'CLOCK AM  
 AND REGISTERED IN THE OFFICE OF  
 THE REGISTER OF DEEDS, CABARRUS  
 COUNTY, NORTH CAROLINA BOOK 50  
 PAGE 42  
 LINDA F. MCABEE, REGISTER OF DEEDS  
 BY John Davis ASSISTANT/DEPUTY

## CERTIFICATE OF FEE PAYMENT

I, HEREBY CERTIFY THAT ALL FEES FOR THE COMMONS AT MOSS CREEK, MAP 5 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

DATE 8/14/06 John Davis FINANCE DIRECTOR

NORTH CAROLINA  
Cabarrus COUNTY

I, Mark A. Swartz A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Robert N. Burkett PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HANE AND OFFICIAL SEAL, THIS THE 3rd DAY OF August, 2006

COMMISSION EXPIRES: 2/18/2007

Mark A. Swartz

## CERTIFICATE OF ACCEPTANCE OF OFFER OF DEDICATION

I, HEREBY CERTIFY THAT THE CITY COUNCIL ACCEPTED THE OFFERS OF DEDICATION SHOWN ON THIS PLAT BY RESOLUTION AT A MEETING OF THE CITY COUNCIL HELD ON August 10, 2006

DATE 8-14-06 Jim B. Chum CITY CLERK

FIELD LOCATED  
 WETLANDS (TYP)  
 KENNEY DESIGN GROUP  
 MB 44-16

WALKERS GLEN, MAP 1  
 MB 45-10  
 TAX ID#  
 4681260067

LOT AREA  
 34,429 Sq Ft  
 0.80 Ac.

R/W AREA  
 6,202 Sq Ft  
 0.14 Ac.

COS "B"  
 13,282 Sq Ft  
 0.31 Ac.

COS  
 33,869 Sq Ft  
 0.77 Ac.

TOTAL AREA  
 87,782 Sq Ft  
 2.02 Ac.

## CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS

I, HEREBY CERTIFY THAT ALL STREETS PUBLIC AND/OR PRIVATE STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND ALL OTHER IMPROVEMENTS HAVE BEEN DESIGNED AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATION AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA

DATE 8/15/06 Jim B. Chum DIRECTOR OF ENGINEERING

REVISIONS  
 08-03-06 PER PLANNING COMMENTS

FINAL MAJOR PLAT  
**MOSS CREEK VILLAGE, PHASE 2A, MAP 5  
 THE COMMONS AT MOSS CREEK  
 TOWNSHIP #3, CITY OF CONCORD  
 CABARRUS COUNTY, NC**

OWNER:  
 J&B DEVELOPMENT AND MANAGEMENT, INC.  
 9179 DAVIDSON HWY., CONCORD, NC 28027

**JAMES MAUNEY & ASSOCIATES, P.A.  
 PROFESSIONAL SURVEYORS**  
 18627-A NORTHLINE DRIVE - CORNELIUS, NC 28031  
 TEL: 704-987-3862 - FAX: 704-987-3863

CREW	DRAWN	REVISED	SCALE	DATE	JOB	FILE
AP	JM		1"=50'	07-07-2006	2009	1277

Street Blades:  
 [1] 9530 Shumacher Ave NW at  
 1520 Burrell Ave NW  
 (already on plat, Moss Creek Village  
 Phase 2A The Commons Map 4)

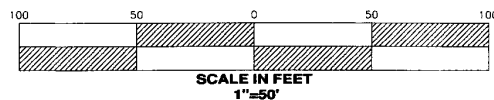
[2] 9540 Shumacher Ave NW at  
 1270 Moss Farm St NW

Street Key #'s  
 Shumacher Ave NW - 2663  
 Burrell Ave NW - 2692  
 Moss Farm St NW - 2632

CURVE	LENGTH	CURVE TABLE	CHORD
C1	38.37	305.00	S03°49'32"E 38.35
C2	38.04	305.00	S11°00'11"E 38.02
C3	38.59	305.00	S18°12'07"E 38.57
C4	15.92	305.00	S23°19'17"E 15.91
C5	38.63	305.00	S28°26'44"E 38.61
C6	27.04	305.00	S34°36'49"E 27.04
C7	49.18	175.00	S45°12'17"E 49.02
C8	1.98	175.00	S37°28'23"E 1.98
C9	38.76	175.00	S44°08'46"E 38.68
C10	8.44	175.00	S51°52'25"E 8.44
C11	36.95	25.00	N10°55'04"W 33.68
C12	46.74	125.00	N42°07'59"E 46.47
C13	47.12	30.00	S82°09'14"E 42.43
C14	51.76	175.00	N44°22'21"E 51.57
C15	38.29	175.00	N42°10'04"E 38.22
C16	13.47	175.00	N50°38'29"E 13.47
C17	47.12	30.00	S07°50'46"W 42.43
C18	13.35	30.00	S40°05'59"W 13.24
C19	33.78	30.00	S04°54'01"E 32.02
C20	22.63	833.50	N36°22'34"W 22.63
C21	16.90	830.00	N31°02'11"W 16.90
C22	23.87	853.50	N36°21'09"W 23.87

LINE	BEARING	DISTANCE
L1	S37°09'14"E	17.90
L2	S31°35'47"E	16.85
L3	S30°26'30"E	16.74
L4	S29°17'12"E	16.72
L5	S28°07'55"E	7.56
L6	S28°17'12"E	23.30
L7	S30°26'30"E	17.14
L8	S31°35'47"E	17.74
L9	S40°51'29"E	45.07
L10	S40°51'29"E	32.40
L11	S76°16'32"E	1.15

**FLOOD CERTIFICATION**  
 THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS PARTLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED NOVEMBER 2, 1984.  
 FEMA PANEL 37025C-00300



## NOTES

- A 20' RADIUS IS DEDICATED AT ALL STREET INTERSECTIONS
- A 25' RADIUS IS DEDICATED AT THE INTERSECTION OF 50' RADIUS CUL-DE-SAC RIGHT-OF-WAY LINES AND STREET R/W LINES
- IRON PINS ON ALL LOT CORNERS UNLESS OTHERWISE NOTED. CM INDICATES A CONC. CONTROL MONUMENT
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD. NO TITLE SEARCH OR ENVIRONMENTAL INVESTIGATION BY JAMES MAUNEY & ASSOCIATES, P.A.
- THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS NOTED ON FIRM MAP 37025C-00300
- EFFECTIVE DATE: 11/2/94.
- TAX PARCEL NOS. 4681167418
- REFERENCES: DB 2430 PG 224, DB 1439 PG 194  
DB 1104 PG 176, DB 232 PG 218
- THIS PLAT IS SUBJECT TO R/W OF CONCORD TELEPHONE COMPANY DB 214 PG 37, DUKE POWER COMPANY DB 155 PG 377, NC DEPT. OF TRANSPORTATION DB 317 PG 235.
- CITY OF CONCORD WATER AND SEWER IS AVAILABLE TO ALL LOTS.
- C.O.S. TO BE MAINTAINED BY THE TOWNHOME ASSOCIATION
- C.O.S. "B" TO BE MAINTAINED BY THE MASTER ASSOCIATION
- PROPERTY IS NOT LOCATED WITHIN 2000' OF ANY NCGS MONUMENT
- ALL AREAS CALCULATED BY COORDINATE METHOD.
- TOTAL NUMBER OF LOTS BEFORE SUBDIVISION = 1
- TYPICAL/AVERAGE IMPERVIOUS CALCULATION = 2200 SQ.FT.+-

## CERTIFICATE OF OWNERSHIP AND DEDICATION

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MIN. BUILDING SETBACK LINES AND DEDICATE TO PUBLIC USE ALL STREETS, WALKS, PARKS OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE. AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY THE CITY OF CONCORD AND FURTHER THAT I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURE OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE YEAR COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED BY THE CITY, OR FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS.

DATE 8-3-06

OWNER  
 ROBERT BURKETT

State of North Carolina  
 County of Cabarrus

I, James H. Mauney, Jr. certify that this map was drawn under my supervision from an actual survey made under my supervision; that the ratio of precision as calculated exceeds 1:10,000; that the boundaries not surveyed are shown by broken lines plotted from information found in documents of record as shown herein; that this is a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land; that this map was prepared in accordance with G.S. 47-30, as amended. Witness my original signature, registration number and seal this 30th day of August, 2004.

James H. Mauney, Jr.  
 Professional Land Surveyor  
 Registration Number L-3885

